

COUNTY OF LOUDOUN
DEPARTMENT OF PLANNING

PLANNING COMMISSION 2009 ANNUAL REPORT

To The

LOUDOUN COUNTY BOARD OF SUPERVISORS

2009

LOUDOUN COUNTY PLANNING COMMISSION

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LOUDOUN COUNTY DEPARTMENT OF PLANNING

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I. INTRODUCTION

Pursuant to Section 15.2-2221(5) of the Code of Virginia, an annual report concerning the activities of the Planning Commission for the calendar year 2009 has been prepared. The contents of the annual report include a discussion of the Commission's work plan and priority projects, as well as a summary of recommendations made to the Board of Supervisors on ordinance and comprehensive plan amendments, and land development applications.

Specifically, Section 15.2-2221 enumerates the duties of commissions and states that the local Planning Commission shall:

1. Exercise general supervision of, and make regulations for, the administration of its affairs;
2. Prescribe rules pertaining to its investigations and hearings;
3. Supervise its fiscal affairs and responsibilities, under rules and regulations as prescribed by the governing body;
4. Keep a complete record of its proceedings; and be responsible for the custody and preservation of its papers and documents;
5. Make recommendations and an annual report to the governing body concerning the operation of the Commission and the status of planning within its jurisdiction;
6. Prepare, publish and distribute reports, ordinances and other material relating to its activities;
7. Prepare and submit an annual budget in the manner prescribed by the governing body of the County or Municipality.

In addition, Article IV (O) of the Planning Commission's Bylaws and Procedures contains a similar provision which states that an annual report concerning the operation of the commission and the status of planning within the County shall be prepared and presented to the Board of Supervisors.

II. PLANNING COMMISSION WORK PROGRAM

A. Background

B. Ordinance Amendments

In 2009, the Commission met 65 times, held 16 hearings and 49 work sessions, to consider 87 land use applications, 2 plan amendments, and 9 ordinance amendments. A chapter by chapter review of the Countywide Transportation Plan absorbed a substantial portion of the Commission's work program. The majority of legislative cases concerned telecommunications facilities, public and private school approvals, sign packages, and adjustments to existing zoning approvals. Fairfield at Ryan's Corner represented the only

significant residential rezoning in 2009 and that resulted in 596 additional multi family units. Of the 11 commercial rezonings, seven were requests to convert from the 1972 to the Revised 1993 Zoning Ordinance.

The Commission considered 5 Ordinance Amendments in 2009: the Limestone Overlay District, Farm Market & Animal Husbandry standards, Child Care standards, residential parking standards, and the Chesapeake Bay Preservation Ordinance.

When undertaking the Limestone Overlay District, which generated considerable public input, the Commission solicited technical advice from experts within the County as well as industry representatives to find the best means of protecting ground water in the karst geology north of Leesburg.

In amending the Farm Market and Animal Husbandry standards, the Commission dealt with issues of residential protection, business expansion and animal units.

Similar to Farm Market standards, Child Care standards dealt with issues of residential protection.

Amendments to residential parking standards addressed property maintenance issues in suburban communities.

And finally, the Commission also initiated work on the Chesapeake Bay Preservation Ordinance. Work proceeded from an initial meeting of rural, suburban, environmental and development representatives where they identified potential issues prior to the drafting of the Ordinance text. Once staff had completed the draft, the Commission met again with the same stakeholders to review the work progress, anticipating a public hearing in January, and subsequent deliberations.

C. Comprehensive Plan Amendments

The Countywide Transportation Plan update was the most significant planning effort by the Commission in 2009. The CTP process, which has involved multiple Commission reviews over several years, was essentially restarted by what was then a newly-appointed Planning Commission. The process in 2009 involved six public input meetings in neighborhoods throughout the county, presentations from stakeholders' groups and evolved into a comprehensive reassessment of the Plan direction. Certain road sections were modified to reduce the impact on existing communities. The Commission also introduced the concept of *smart streets*, which seeks to make streets more accommodating for non-motorists and established a Priority List of projects. The Commission finished detailed work on the CTP in December and certified the Amendment on April 7, 2010. Along with the amendment, the Commission forwarded a number of proposals and issues, outlined below that it feels should be addressed by the Board.

Work commenced on the Chesapeake Bay Preservation Ordinance and associated amendments to the Revised General Plan. The Chesapeake Bay Preservation policies require changes to the County's previous Rivers and Stream Corridor policies to reflect new standards.

III. RECOMMENDED FOLLOW-UP EFFORTS

Several of the Planning Commission efforts on plan and ordinance amendments were accompanied by correspondence to the Board suggesting additional initiatives to address implementation and strategic planning. Common among most projects is the need to develop notification and education programs to make adhering to new policies and laws like the Limestone Overlay and Chesapeake Bay Ordinances simpler for landowners. Notification to owners through assessment or billing correspondence, on the internet and through outreach and training to industry representatives were suggested for consideration.

The Countywide Transportation Plan is accompanied by several suggested projects to improve the functionality of the CTP including: review the level of service policies to address issues faced by infill or revitalization projects, updating the Bicycle And Pedestrian Mobility Plan, improving bus service locally and to Herndon/Reston, and developing a comprehensive transportation proffer listing.

On other cases, the Commission proposed changes to the definition of multi-family dwelling after finding the current definition fails to accommodate innovative design concepts. The Board was also asked to consider means of introducing green building concepts to the development review process through land use policy changes.

IV. PLANNING COMMISSION RECOMMENDATIONS FOR BOARD OF SUPERVISOR'S CONSIDERATION

A. COMMISSION PERMITS			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
CMPT 2006-0008 (SPEX 2006-0028)	HERNDON RECYCLING Recycling drop off collection center.	Approved 1/15/09 (7-0-2, Brodrick, Keeney absent)	Ratified 2/17/09 (9-0)
CMPT 2006-0010 (SPEX 2006-0043) (SPMI 2009-0003)	BLUEMONT GRAIN ELEVATOR Telecommunications antenna on an existing grain elevator.	Approved 9/10/09 (8-1, Robinson opposed)	Ratified 11/4/09 (6-1-2, Burk opposed; McGimsey, York absent)
CMPT 2007-0015	SPRINT NEXTEL AT LANSDOWNE NATIONAL CONFERENCE CENTER Nine antennas mounted in three sectors on the rooftop of an existing building	Approved 3/19/09 (8-0-1, Austin absent)	Ratified 4/21/09 (6-0-3, Buckley, Burk, Waters absent)
CMPT 2008-0015 (SPEX 2008-0044)	NIVO SUBSTATION 230 kV substation in the PD-IP Zoning District	Approved 6/11/09 (7-0-2, Chaloux, Keeney absent)	Ratified 7/21/09 (8-0-1, Delgaudio absent)
CMPT 2008-0018	LEISURE WORLD – ROOF ANTENNAS Installment of up to six panel antennas, two GPS antennas and equipment on the rooftop of an existing building	Approved 6/18/09 (6-0-3, Austin, Brodrick, Keeney absent)	Ratified 7/7/09 (7-0-2, Burton, York absent)
CMPT 2009-0003 (SPEX 2009-0004) (SPEX 2009-0015)	SCOTT JENKINS MEMORIAL PARK Active recreation park site	Approved 10/10/09 (8-0-1, Brodrick absent)	Ratified 2/2/10 (9-0)
CMPT 2009-0004 (SPEX 2009-0017)	LOUDOUN COUNTY PUBLIC SCHOOLS (MS-5) Middle School in the TR-1LF and TR-3LF Zoning Districts	Approved 6/18/09 (7-0-2, Austin, Brodrick absent)	Ratified 7/28/09 (8-0-1, McGimsey absent)
CMPT 2009-0013	HS-7, DULLES SOUTH HIGH SCHOOL AND FUTURE ELEMENTARY SCHOOL SITE, GOSHEN ROAD ASSEMBLAGE High School and Elementary School in the TR-1UBF and PD-GI Zoning Districts	Approved 12/17/09 (9-0)	Ratified 1/5/10 (9-0)

B. COMPREHENSIVE PLAN AMENDMENTS			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
CPAM 2005-0009	REVISED COUNTYWIDE TRANSPORTATION PLAN UPDATE Board initiated comprehensive plan amendment to review and update the Countywide Transportation Plan and incorporate a discussion with focus on the creation of corridor plans/initiatives and develop a comprehensive plan to deal with the entire road network	Active	Active
CPAM 2009-0002 (ZOAM 2009-0004) (DOAM 2009-0004)	CHESAPEAKE BAY PRESERVATION ACT POLICIES	Active	Active

C. SPECIAL EXCEPTION APPLICATIONS			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
SPEX 2006-0026	MOOREFIELD STATION RETAIL, DRIVE-THRU BANKS Bank with drive-thru	Approved 5/21/09 (8-1, Robinson opposed)	Approved 6/8/09 (9-0)
SPEX 2006-0028 (CMPT 2006-0008)	HERNDON RECYCLING Recycling drop off center in the R-1 Zoning District.	Approved 1/15/09 (7-0-2, Brodrick, Keeney absent)	Approved 4/7/09 (9-0)
SPEX 2006-0043 (CMPT 2006-0010) (SPMI 2009-0003)	BLUEMONT GRAIN ELEVATOR Telecommunications antenna on an existing grain elevator.	Approved 9/10/09 (8-1, Robinson opposed)	Approved 11/4/09 (6-1-2, Burk opposed; McGimsey, York absent)
SPEX 2007-0036	MOUNT HOPE BAPTIST CHURCH Expansion of existing church	Approved 9/10/09 (7-0-2, Austin, Bayless abstained)	Approved 10/13/09 (5-0-4, Buckley, Burk, Miller, Waters absent)
SPEX 2007-0043	ROUTE 606 CONCRETE PLANT Expansion of existing concrete plant and achieve compliance with the <u>1972 Zoning Ordinance</u> in the PD-GI Zoning District	No PC Action Required Under 1972 Zoning Ordinance	Approved 10/13/09 (5-0-4, Buckley, Burk, Miller, Waters absent)
SPEX 2007-0053	WASHINGTON IMMANUEL PRESBYTERIAN CHURCH Church within an existing approximately 10,646 s.f. building in the A-3 Zoning District	Denied 10/15/09 (5-3-1, Klancher, Maio, Syska opposed; Brodrick absent)	Approved 12/15/09 (9-0)

SPECIAL EXCEPTION APPLICATIONS, continued			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
SPEX 2007-0057 (ZMAP 2007-0011)	CAMERON CHASE VILLAGE CENTER To allow the existing use of the Ashburn Ice House to continue in conjunction with ZMAP 2007-0011	Forwarded to the BOS w/No Recommendation 1/15/09 (6-0-3, Brodrick, Keeney, Tolle absent)	Approved 5/19/09 (6-0-1-2, York abstained; McGimsey, Miller absent)
SPEX 2008-0011	CWS EXIT 6 – ASHBURN VILLAGE BOULEVARD Expansion of existing telecommunications facility to include additional ground equipment inside and expanded fence area	Approved 6/18/09 (7-0-2, Austin, Brodrick absent)	Approved 7/21/09 (9-0)
SPEX 2008-0012	CWS EXIT 4 – BELMONT RIDGE ROAD Expansion of existing telecommunications facility to include additional ground equipment inside and expanded fence area	Approved 6/18/09 (7-0-2, Austin, Brodrick absent)	Approved 7/21/09 (9-0)
SPEX 2008-0013	CWS EXIT 3 – SHREVE MILL ROAD Expansion of existing telecommunications facility to include additional ground equipment inside and expanded fence area	Approved 6/18/09 (7-0-2, Austin, Brodrick absent)	Approved 7/21/09 (9-0)
SPEX 2008-0018, (SPEX 2008-0025)	HEALTHSOUTH REHABILITATION HOSPITAL 62,000 square feet long term rehabilitation hospital in PD-IP; Zoning Modification to Section 5-610.	Approved 1/8/09 (9-0)	Approved 2/9/09 (9-0)
SPEX 2008-0022	CIDER MILL KENNEL Dog kennel in the AR-1 Zoning District	Approved 3/12/09 (8-0-1, Keeney absent)	Approved 5/11/09 (8-0-1, Miller absent)
SPEX 2008-0025 (SPEX 2008-0018)	HEALTHSOUTH REHABILITATION HOSPITAL 62,000 square feet long term rehabilitation hospital in PD-IP; Zoning Modification to Section 5-610	Approved 1/8/09 (9-0)	Approved 2/9/09 (9-0)
SPEX 2008-0032 (ZCPA 2009-0006)	BROADLANDS SOUTH SECTION 204 HOTEL 160 room hotel on a 5.4 acre portion of Broadlands South Section 204 in the PDH-4 (administered as PD-OP) Zoning District	Approved 7/16/09 (9-0)	Approved 9/8/09 (9-0)
SPEX 2008-0033	PARK 28 100% office at 0.4 FAR (up to 194,366 s.f.) in PD-IP (<u>1972 Zoning Ordinance</u>)	No PC Action Required Under <u>1972 Zoning Ordinance</u>	Approved 9/8/09 (8-0-1, Buckley abstained)

SPECIAL EXCEPTION APPLICATIONS, continued			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
SPEX 2008-0041 (ZMAP 2008-0013)	EQUINIX DATA CENTER To allow 0.60 FAR in PD-IP.	Approved 1/15/09 (6-0-3, Brodrick, Keeney, Tolle absent)	Approved (3/3/09 (8-0-1, York absent)
SPEX 2008-0042 (SPEX 2008-0067) (ZMOD 2008-0015)	THE COMPASS SCHOOL Amend SPEX 2005-0005 and allow an additional 3,240 s.f. child care center	Forwarded to the BOS w/No Recommendation 4/16/09 (8-0-1, Syska absent)	Approved 6/2/09 (7-0-2, Delgaudio, Miller absent)
SPEX 2008-0044 (CMPT 2008-0015)	NIVO SUBSTATION 230 kV substation in the PD-IP Zoning District	Approved 6/11/09 (7-0-2, Chaloux, Keeney absent)	Approved 7/28/09 (8-0-1, McGimsey absent)
SPEX 2008-0046	ROMANOSKI RESIDENCE Driveway, well, and drainfield within the highly sensitive Mountainside Overlay District	Approved 3/12/09 (5-3-1, Brodrick, Chaloux, Robinson opposed; Keeney absent)	Approved 9/1/09 (9-0)
SPEX 2008-0049	FLO TV Addition of an antenna to an existing 185' tower and 660 s.f. compound space	No PC Action Required Under <u>1972 Zoning</u> <u>Ordinance</u>	Approved 10/13/09 (5-0-4, Buckley, Burk, Miller, Waters absent)
SPEX 2008-0053 (SPEX 2008-0065)	HERITAGE BAPTIST CHURCH EXPANSION & COMMUTER LOT Expansion of existing church facilities	Approved 7/16/09 (9-0)	Approved 10/13/09 (4-1-4, Kurtz opposed; Buckley, Burk, Miller, Waters absent)
SPEX 2008-0054	KINCORA VILLAGE – OFFICE/RECREATIONAL COMPLEX Recreation facility, office, and auxiliary retail	No PC Action Required Under <u>1972 Zoning</u> <u>Ordinance</u>	Approved 7/21/09 (6-2-1, Burton, McGimsey opposed; Miller abstained)
SPEX 2008-0055	MARVIL PROPERTY Two accessory dwelling units on a lot less than 20 acres and to allow accessory dwelling units on a lot not served by public sewer	No PC Action Required for Minor Special Exceptions	Approved 3/9/09 (8-0-1, Buckley absent)
SPEX 2008-0057 (ZMAP 2008-0007)	FAIRFIELD AT RYAN'S CORNER Modification of front and side yard regulations	Denied 4/16/09 (5-3-1, Brodrick, Klancher, Tolle opposed; Syska absent)	Approved 9/1/09 (9-0)

SPECIAL EXCEPTION APPLICATIONS, continued			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
SPEX 2008-0059	DULLES TRADE CENTER WEST Storage of empty solid waste vehicles and containers	Approved 6/18/09 (7-0-2, Austin, Brodrick absent)	Approved 7/28/09 (8-0-1, McGimsey absent)
SPEX 2008-0064	DULLES LANDING ANIMAL HOSPITAL Animal hospital in PD-CC-RC Zoning District	Approved 5/21/09 (9-0)	Approved 7/21/09 (9-0)
SPEX 2008-0065 (SPEX 2008-0053)	HERITAGE BAPTIST CHURCH EXPANSION & COMMUTER LOT Construction of a commuter parking lot with greater than 50 spaces in the R-2 Zoning District	Approved 7/16/09 (9-0)	Approved 10/13/09 (4-1-4, Kurtz opposed; Buckley, Burk, Miller, Waters absent)
SPEX 2008-0067 (SPEX 2008-0042) (ZMOD 2008-0015)	THE COMPASS SCHOOL Amend the performance standards to reduce the number of drop off and loading spaces	Forwarded to the BOS w/No Recommendation 4/16/09 (8-0-1, Syska absent)	Approved 6/2/09 (7-0-2, Delgaudio, Miller absent)
SPEX 2009-0001	LOUDOUN COUNTY ANIMAL CARE AND CONTROL Sunday openings and dedication of up to 1,500 s.f. of dedicated behavior and staff training center	Approved 11/19/09 (8-0-1, Ruedisueli absent)	Approved 12/7/09 (9-0)
SPEX 2009-0004	SCOTT JENKINS MEMORIAL PARK Active recreation park in the AR-1 Zoning District	Forwarded to the BOS w/No Recommendation (7-1-1, Klancher opposed; Brodrick absent)	Approved 2/2/10 (6-3, Buckley, Delgaudio, Waters opposed)
SPEX 2009-0007	NEWTON SCHOOL School use in an existing building zoned PD-IP	Approved 6/18/09 (7-0-2, Austin, Brodrick absent)	Approved 7/28/09 (8-0-1, McGimsey absent)
SPEX 2009-0015 (SPEX 2009-0004) (CMPT 2009-0003)	SCOTT JENKINS MEMORIAL PARK Commuter parking lot	Approved 12/10/09 (8-0-1, Brodrick absent)	Approved 2/2/10 (9-0)
SPEX 2009-0017 (CMPT 2009-0004)	LOUDOUN COUNTY PUBLIC SCHOOLS (MS-5) Middle School in the TR-1LF and TR-3LF Zoning Districts	Approved 6/18/09 (7-0-2, Austin, Brodrick absent)	Approved 7/28/09 (8-0-1, McGimsey absent)
SPEX 2009-0028	ARRIS MONTESSORI SCHOOL Operation of a secular private school and child care center with a maximum enrollment of 175 students in the PD-IP Zoning District	Approved 11/19/09 (8-0-1, Ruedisueli absent)	Approved 12/7/09 (9-0)

D. ZONING ORDINANCE AMENDMENTS			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZOAM 2007-0004	ZONING ORDINANCE AMENDMENT TO PERMIT FARM MARKETS IN VARIOUS ZONING DISTRICTS AND TO REDUCE MINIMUM ACREAGE REQUIREMENTS FOR AGRICULTURE, HORTICULTURE, AND ANIMAL HUSBANDRY USES	Approved 12/1/09 (1) The proposed grouping of amendments related to Farm Markets, dated November 5, 2009, revised December 1, 2009 consisting of pages 1 through 4; and (a) the proposed grouping of amendments related to Agriculture, Horticulture, and Animal Husbandry, titled the Austin/Maio Proposal, revised through November 24, 2009 consisting of pages 5 and 6. (9-0)	Active
ZOAM 2008-0002	PROPOSED ZONING ORDINANCE AMENDMENT TO PERMIT CHILD CARE HOME AND CHILD CARE CENTER AS RURAL HAMLET Add "Child Care Home" as a permitted use and "Child Care Center" as a special exception use in Rural Hamlets.	Approved <i>"Child Care Home" as a permitted use</i> (6-2-1, Chaloux, Robinson opposed; Syska absent) Denied <i>"Child Care Center" as a special exception use</i> (5-3-1, Austin, Brodrick, Klancher opposed; Syska absent)	Approved 4/19/09 (7-0-2, McGimsey, Miller absent)
ZOAM 2009-0001 (ZMAP 2009-0012) (DOAM 2009-0002)	LIMESTONE OVERLAY DISTRICT Implementation of the Comprehensive Plan's policies for Limestone Conglomerate Areas within Loudoun County	Approved 7/22/09 (8-0-1, Syska abstained)	Approved 2/17/10 (7-2, Delgaudio, Waters opposed)
ZOAM 2009-0002	PROPOSED ZONING ORDINANCE AMENDMENT TO SECTION 5-800 TO RESTRICT THE PARKING OF VEHICLES ON UNPAVED SURFACES AND LIMIT THE PAVING OF YARD AREAS IN RESIDENTIAL AND PLANNED-DEVELOPMENT HOUSING ZONING DISTRICTS	Approved 10/22/09 (9-0)	Approved 2/17/09 (9-0)
ZOAM 2009-0004 (CPAM 2009-0002) (DOAM 2009-0004)	CHESAPEAKE BAY PRESERVATION ACT POLICIES	Active	Active

E. REZONING APPLICATIONS			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZMAP 2007-0011 (SPEX 2007-0057)	CAMERON CHASE VILLAGE CENTER Rezone 15 acres from PD-IP to PD-CC(CC) to allow additional retail and commercial uses	Forwarded to the BOS w/No Recommendation 1/15/09 (6-0-3, Brodrick, Keeney, Tolle absent)	Approved 5/19/09 (6-0-1-2, York abstained; McGimsey, Miller absent)
ZMAP 2008-0007	FAIRFIELD AT RYAN'S CORNER Rezone 22.12 acres from R-16 to R-24 to allow 596 multi-family units	Denied 4/16/09 (5-3-1, Brodrick, Klancher, Tolle opposed; Syska absent)	Approved 9/1/09 (9-0)
ZMAP 2008-0008	STEEPLECHASE – LOT 30 Rezone from the <u>1972 Zoning Ordinance</u> PD-IP to the <u>Revised 1993 Zoning Ordinance</u> PD-IP.	Approved 1/15/09 (7-0-2, Brodrick, Keeney absent)	Approved 3/9/09 (8-0-1, Buckley absent)
ZMAP 2008-0011	AOL CAMPUS Rezone from 1993 PD-IP to Revised 1993 PD-OP to reconfigure internal lot lines and to have 0.6 FAR	Approved 5/21/09 (9-0)	Approved 7/21/09 (9-0)
ZMAP 2008-0013 (SPEX 2008-0041)	EQUINIX DATA CENTER Rezone from the 1972 Zoning Ordinance PD-IP to the Revised 1993 Zoning Ordinance PD-IP.	Approved 1/15/09 (6-0-3, Brodrick, Keeney, Tolle absent)	Approved 3/3/09 (8-0-1, York absent)
ZMAP 2008-0014	VILLAGE OF WAXPOOL SECTION 2, PHASE 1 Rezone 2 acres from R-1 to R-2 for four single family detached houses	Approved 4/16/09 (8-0-1, Syska absent)	Approved 6/2/09 (7-0-2, Delgaudio, Miller absent)
ZMAP 2008-0015	MILLER PROPERTY Rezoning to remove the property from the Goose Creek Historic District	Denied 3/19/09 (7-1-1, Syska opposed; Austin absent)	Denied 6/2/09 (6-3, Delgaudio, Miller, Waters opposed)
ZMAP 2008-0019	BARONWOOD Convert 9.35 acres from PD-IP governed by the <u>1972 Zoning Ordinance</u> to PD-IP governed by the <u>1993 Zoning Ordinance</u>	Approved 3/19/09 (7-0-2, Austin, Tolle absent)	Approved 5/5/09 (9-0)
ZMAP 2008-0023	CEDAR GREEN CHURCH Rezone two lots from R-4 to PD-IP. Total area is 2.86 acres for church use.	Approved 12/17/09 (9-0)	Approved 3/2/10 (8-0-1, Kurtz absent)
ZMAP 2009-0012	LIMESTONE OVERLAY DISTRICT Implementation of the Comprehensive Plan's policies for Limestone Conglomerate Areas within Loudoun County	Approved 7/22/09 (8-0-1, Syska abstained)	Approved 2/17/10 (7-2, Delgaudio, Waters opposed)

F. ZONING CONCEPT PLAN AMENDMENTS			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZCPA 2007-0003	DULLES 28 CENTRE Expand the floor area of permitted hotel/office use by 20,000 s.f. and to change the mix of uses permitted west of Pacific Boulevard	Approved 7/9/09 (8-0-1, Brodrick absent)	Approved 10/6/09 (7-2, Burk, Kurtz opposed)
ZCPA 2007-0004, (ZMOD 2007-0005)	MOOREFIELD STATION Revise the approved Concept Development Plan for ZMAP 2001-0003, Moorefield Station; Zoning Modification to Section 4-1106(E), 4-1109, 4-1117(B), 4-1117(G), 4-1119, and 4-1121 and Zoning Concept Plan Amendment.	Approved and Denied Zoning Concepts and Modifications (see 1/22/09 Action Summary for List of Findings) 1/22/09 (5-0-4, Austin, Brodrick, Klancher, Tolle absent)	Approved 3/3/09 (8-0-1, York absent)
ZCPA 2007-0005	LOUDOUN VALLEY ESTATES II Amend concept development plan and proffers for ZMAP 2002-0011, Loudoun Valley Estates II as amended by ZCPA 2006-0007 regarding road alignments, Land Bay 5	Approved 1/29/09 (7-0-2, Brodrick, Tolle absent)	Approved 4/7/09 (9-0)
ZCPA 2008-0003	ONE LOUDOUN Amend concept development plan and proffers associated with ZMAP 2005-0008	Approved 7/16/09 (9-0)	Approved 7/28/09 (8-0-1, McGimsey absent)
ZCPA 2008-0005	CHAUDHRY PROPERTY Reduce rear yard buffer from 55' to 15' and to omit the use restriction on commercial office space	Approved 9/10/09 (8-1, Syska opposed)	Approved 11/9/09 (6-0-3, Burk, McGimsey, York absent)
ZCPA 2008-0006	UNIVERSITY CENTER PARCEL F Increase the proffered building height from 60' to 85'	Approved 7/16/09 (9-0)	Approved 9/8/09 (9-0)
ZCPA 2008-0008	WOODLAND ROAD – HALAC IRON WORKS Delete portion of proffered buffer yard	Approved 9/17/09 (7-1-1, Chaloux opposed; Brodrick absent)	Approved 10/13/09 (5-0-4, Buckley, Burk, Miller, Waters absent)
ZCPA 2008-0010	EAST GATE ONE Amend proffers of ZMAP 2004-0020 to allow fee in lieu of Rt. 50/Pleasant Valley Road improvements	Approved 4/16/09 (5-0-4, Brodrick, Keeney, Syska, Tolle absent)	Approved 6/2/09 (8-0-1, Waters absent)
ZCPA 2008-0011	EAST GATE THREE Amend proffers of ZMAP 2005-0003 to allow cash equivalency in lieu of Rt. 50 road improvements	Approved 4/16/09 (5-0-4, Brodrick, Keeney, Syska, Tolle absent)	Approved 6/2/09 (8-0-1, Waters absent)
ZCPA 2008-0012	UNIVERSITY CENTER PARCEL L3A Amend the concept development plan and proffers for ZCPA 2005-0017 to increase the permitted amount of medical office space to 49,000 s.f. on parcel L3	Approved 9/17/09 (8-0-1, Brodrick absent)	Approved 11/9/09 (6-0-3, Burk, McGimsey, York absent)

ZONING CONCEPT PLAN AMENDMENTS, continued			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZCPA 2009-0001	FALCON'S LANDING Remove proffer requirements to construct an off-site pedestrian trail (ZCPA 2000-0007 & SPEX 2000-0024)	Approved 9/17/09 (8-0-1, Brodrick absent)	Approved 11/9/09 (6-0-3, Burk, McGimsey, York absent)
ZCPA 2009-0005 (ZMOD 2009-0001)	GREENE MILL PRESERVE Amend approved concept plan accordingly to accommodate modification of Section 4-1206(A)(4) to reduce the village conservancy sub-district perimeter depth	Approved 11/19/09 (8-0-1, Ruedisueli absent)	Approved 2/8/10 (9-0)
ZCPA 2009-0006 (SPEX 2008-0032)	BROADLANDS SOUTH SECTION 204 HOTEL Hotel as a special exception use in Section 204	Approved 7/16/09 (9-0)	Approved 9/8/09 (9-0)

G. ZONING MODIFICATIONS			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZMOD 2007-0005 (ZCPA 2007-0004)	MOOREFIELD STATION Zoning Modification to Section 4-1106(E), 4-1109, 4-1117(B), 4-1117(G), 4-1119, and 4-1121 and Zoning Concept Plan Amendment.	Approved and Denied Zoning Concepts and Modifications (see 1/22/09 Action Summary for List of Findings) 1/22/09 (5-0-4, Austin, Brodrick, Klancher, Tolle absent)	Approved 3/3/09 (8-0-1, York absent)
ZMOD 2007-0011	MOOREFIELD STATION SECTION IIA & IIB SIGN PLAN Zoning modification for a comprehensive sign plan	Approved 3/19/09 (7-0-2, Austin, Tolle absent)	Approved 5/11/09 (8-0-1, Miller absent)
ZMOD 2008-0007	GOOSE CREEK VILLAGE NORTH SIGN PLAN Zoning modification for a comprehensive sign plan	Approved 12/11/08 (6-0-3, Klancher, Maio, Syska absent)	Approved 3/17/09 (9-0)
ZMOD 2008-0008	LAKEVIEW AT UNIVERSITY CENTER SIGN PLAN Zoning modification for a comprehensive sign plan	Approved 3/19/09 (8-0-1, Austin absent)	Approved 5/11/09 (8-0-1, Miller absent)
ZMOD 2008-0009	LANSDOWNE VILLAGE GREENS SIGN PLAN Zoning modification for a comprehensive sign plan	Approved 10/22/09 (9-0)	Approved 12/7/09 (9-0)

ZONING MODIFICATIONS, continued			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZMOD 2008-0011	DULLES PARKWAY CENTER SIGN PLAN	Approved 3/12/09 (7-1-1, Robinson opposed; Keeney absent)	Approved 4/13/09 (9-0)
ZMOD 2008-0012 (ZCPA 2008-0005)	CHAUDHRY PROPERTY Modification of the Type 4 Rear Buffer Requirement from 30' to 15'	Approved 9/10/09 (8-1, Syska opposed)	Approved 11/9/09 (6-0-3, Burk, McGimsey, York absent)
ZMOD 2008-0013	SAFEWAY AT STERLING PLAZA COMPREHENSIVE SIGN PLAN Modification for a sign plan	Approved 12/17/09 (9-0)	Approved 2/8/10 (9-0)
ZMOD 2008-0015 (SPEX 2008-0042) (SPEX 2008-0067)	THE COMPASS SCHOOL Zoning modification to 1) allow play equipment within the required 75' rear yard setback; 2) reduce building setback from 75' to 29' and parking from 60' to 15'; 3) modify the Type 2 side yard buffer	Forwarded to the BOS w/No Recommendation 4/16/09 (8-0-1, Syska absent)	Approved 6/2/09 (7-0-2, Delgaudio, Miller absent)
ZMOD 2008-0016 (ZCPA 2008-0008)	WOODLAND ROAD – HALAC IRON WORKS Reduce building and parking setback adjacent to residential	Approved 9/17/09 (7-1-1, Chaloux opposed; Brodrick absent)	Approved 10/13/09 (5-0-4, Buckley, Burk, Miller, Waters absent)
ZMOD 2009-0001 (ZCPA 2009-0005)	GREENE MILL PRESERVE Modification of Section 4-1206(A)(4) to reduce the village conservancy sub-district perimeter depth	Approved 11/19/09	Approved 2/8/10 (9-0)
ZMOD 2009-0002	ASHLEY FURNITURE SIGN PLAN Modification of PD-CC-RC to permit signage	Approved 6/18/09 (7-0-2, Austin, Brodrick absent)	Approved 9/1/09 (6-3, Burk, Burton, Kurtz opposed)
ZMOD 2009-0003	VIRGINIA TIRE & AUTO OF SOUTH RIDING COMPREHENSIVE SIGN PLAN Comprehensive sign plan for 1.32 acre parcel in South Riding	Approved 10/15/09 (7-0-2, Brodrick, Syska absent)	Approved 11/9/09 (6-0-3, Burk, McGimsey, York absent)

H. LAND SUBDIVISION DEVELOPMENT ORDINANCE AMENDMENTS			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
DOAM 2009-0001	PROPOSED AMENDMENTS TO THE FACILITIES STANDARDS MANUAL Amendments to Chapter 4 of the FSM related to Fire and Rescue Sections	Approved 9/17/09 (8-0-1, Brodrick absent)	Approved 11/9/09 (6-0-3, Burk, McGimsey, York absent)
DOAM 2009-0002	LIMESTONE OVERLAY DISTRICT Implementation of the Comprehensive Plan's policies for Limestone Conglomerate Areas within Loudoun County	Approved 7/22/09 (8-0-1, Syska abstained)	Approved 2/17/10 (7-2, Delgaudio, Waters opposed)
DOAM 2009-0004 (CPAM 2009-0002) (ZOAM 2009-0004)	CHESAPEAKE BAY PRESERVATION ACT POLICIES	Active	Active

I. ZONING CONVERSIONS IN THE ROUTE 28 TAX DISTRICT			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZRTD 2009-0001	FAIRWAY PARK LOT C1 Convert Lot C-1 from PD-OP (1993 Zoning Ordinance) to PD-OP (Revised 1993 Zoning Ordinance)	Approved 7/16/09 (9-0)	Approved 7/28/09 (8-0-1, McGimsey absent)
ZRTD 2009-0002	LINA AL-BASSAM PROPERTY Rezone from 1972 PD-OP to Revised 1993 Zoning Ordinance	Approved 9/17/09 (8-0-1, Brodrick absent)	Approved 10/13/09 (5-0-4, Buckley, Burk, Miller, Waters absent)

J. FINAL DEVELOPMENT PLANS			
APPLICATION NUMBER	APPLICATION NAME/DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
FIDP 2008-0002	DULLES PARKWAY CENTER II, LOT 12 124 multi-family dwellings in the PDTRC Zoning District.	Approved 1/7/10 (8-0-1, Chaloux absent)	N/A

K. AGRICULTURAL AND FORESTAL DISTRICTS			
APPLICATION NAME	DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
CREATION OF THE CHRYSALIS VINEYARDS/ LOCKSLEY ESTATE AGRICULTURAL AND FORESTAL DISTRICT	Application to create an Agricultural and Forestal District	Approved 9/17/09 (7-0-1-1, Brodrick absent; Bayless recused)	Approved 11/17/09 (7-0-2, Buckley, McGimsey absent)
INTERIM ADDITIONS TO AGRICULTURAL AND FORESTAL DISTRICTS	Applications to add parcels to Agricultural and Forestal Districts	Approved 9/17/09 (8-0-1, Brodrick absent)	Approved 11/17/09 (5-2-2, Delgaudio, Waters opposed; Buckley, McGimsey absent)
REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW LUCKETTS AGRICULTURAL AND FORESTAL DISTRICT	Determination to continue, modify or terminate the District.	Approved 2/19/09 (5-0-4, Brodrick, Keeney, Klancher, Syska absent)	Approved 3/9/09 (8-0-1, Buckley absent)
REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE MIDDLEBURG EAST AGRICULTURAL AND FORESTAL DISTRICT	Determination to continue, modify or terminate the District.	Approved 4/16/09	Approved 6/8/09 (8-0-1, Buckley absent)
REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE MIDDLEBURG WEST AGRICULTURAL AND FORESTAL DISTRICT	Determination to continue, modify or terminate the District.	Approved 4/16/09	Approved 6/8/09 (8-0-1, Buckley absent)
REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE SUPERCALI-FRAGILISTIC-EXPIALIDOTIOUSLY BEAUTIFUL AGRICULTURAL AND FORESTAL DISTRICT	Determination to continue, modify or terminate the District.	Approved 4/16/09	Approved 6/8/09 (8-0-1, Buckley absent)

L. MISCELLANEOUS RECOMMENDATIONS			
NAME	DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
PLANNING COMMISSION BY-LAWS		Approved and Affirmed Effective 2/1/09 1/8/09 (9-0)	N/A
REVIEW AND APPROVAL OF MODIFICATIONS TO THE <u>TOWN OF PURCELLVILLE</u> <u>LAND DEVELOPMENT AND SUBDIVISION CONTROL ORDINANCE</u>	Pursuant to Section 15.2-2248 the Town of Purcellville requested that the PC and BOS review and approve proposed amendments to Article IV of the <u>Town of Purcellville Land Development and Subdivision Control Ordinance</u>	Approved 12/17/09 (7-0-2, Brodrick, Keeney absent)	Pending